

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

WAREHOUSE/INDUSTRIAL PREMISES



**42-44 LOMBARD STREET, DIGBETH,
BIRMINGHAM, B12 0QN**

10,993 SQ FT (1,021.4 SQ M)

- MAIN ROAD FRONTAGE
- CONCRETE FLOOR
- MEZZANINE FLOOR
- SELF-CONTAINED

T: **0121 285 3535**
F: **0121 285 3536**
W: masonyoung.co.uk
E: info@masonyoung.co.uk

**6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB**

LOCATION

The premises are situated in a well-established warehouse/ industrial location on Lombard Street, Digbeth. Birmingham City Centre is approximately 1.5 miles east and Junction 6 of the M6 motorway approximately 3 miles from the subject premises which connect directly to the Midlands national motorway network.

This property is located inside the Birmingham Clean Air Zone.

DESCRIPTION

The premises comprise of a two storey end-terraced steel framed building with full height brick elevations surmounted by a part pitched/ part flat roof. Internally, the property is arranged to provide a warehouse at ground floor level, which comprises of a solid concrete floor, three phase electric, fluorescent strip lighting, metal roller shutter doors and WC facilities. There is also a mezzanine floor which has been fitted out with offices and is accessed from the front. The offices are carpeted and benefit from plastered & painted walls, suspended ceiling incorporating CAT 2 lights, networking points, air conditioning, a kitchen & WC facilities.

ACCOMMODATION

42-44 LOMBARD STREET	SQ FT	SQ M
Ground Floor	5,511	512.0
First Floor	5,482	509.4
TOTAL	10,993	1,021.4

PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

SERVICES

We are advised all main services are connected to include mains gas, water and three phase electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/RENT

The property is available at a rent of £45,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £20,000. Rates payable will be in the region of £9,980.00 per annum.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

Arjamand Farooqui BSc (Hons)

Tel: 0121 285 3535

Mob: 07929 410 481

Email: af@masonyoung.co.uk

